

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 Tovan Akas Avenue, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$2,100,000

&

\$2,300,000

Median sale price

Median price

\$1,710,000

Property Type

House

Suburb

Bentleigh

Period - From

01/10/2023

to

31/12/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	25 Atkinson St BENTLEIGH 3204	\$2,250,000	21/11/2023
2	19 Bruce St BENTLEIGH 3204	\$2,120,000	01/11/2023
3	17 Leckie St BENTLEIGH 3204	\$2,116,000	25/11/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/03/2024 11:14

24 Tovan Akas Avenue, Bentleigh Vic 3204

Jellis Craig

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

December quarter 2023: \$1,710,000



5 2 3

Property Type: House

Land Size: 665 sqm approx

Agent Comments

Comparable Properties



25 Atkinson St BENTLEIGH 3204 (REI/VG)

Agent Comments

5 3 2

Price: \$2,250,000

Method: Private Sale

Date: 21/11/2023

Property Type: House

Land Size: 613 sqm approx



19 Bruce St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$2,120,000

Method: Private Sale

Date: 01/11/2023

Property Type: House

Land Size: 569 sqm approx



17 Leckie St BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$2,116,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Account - Jellis Craig | P: 03 9194 1200



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